| 126.0 | 0007 | 0005.0 | 1 of 1 | Residential |
|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON |

| | Total Card | / | Total Parcel |
|---|---|---|---|
| APPRAISED: | 1,088,600 | / | 1,088,600 |
| USE VALUE: | 1,088,600 | / | 1,088,600 |
| ASSESSED: | 1,088,600 | / | 1,088,600 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 45 | | CHURCHILL AVE, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | PAPA JAMES M/TRUSTEE |
| Owner 2: | JAMES M PAPA REVOCABLE TRUST |
| Owner 3: | |
| Street 1: | 6 GOLD POST RD |
| Street 2: | |
| Twn/City: | DOVER |
| St/Prov: | NH Cntry Own Occ: N |
| Postal: | 03820 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | PAPA JAMES M - |
| Owner 2: | - |
| Street 1: | 6 GOLD POST RD |
| Twn/City: | DOVER |
| St/Prov: | NH Cntry |
| Postal: | 03820 |

## NARRATIVE DESCRIPTION

This parcel contains .16 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1926, having primarily Vinyl Exterior and 2628 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

Joseph Papa dod 5/21/

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 104 | 6955.000 | 517,700 | 5,100 | 565,800 | 1,088,600 |
| Total Card | 0.160 | 517,700 | 5,100 | 565,800 | 1,088,600 |
| Total Parcel | 0.160 | 517,700 | 5,100 | 565,800 | 1,088,600 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 414.31 | /Parcel: 414.31

## Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

## PREVIOUS ASSESSMENT

Parcel ID: 126.0-0007-0005.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 104 | FV | 517,700 | 5100 | 6,955. | 565,800 | 1,088,600 | | Year end | 12/23/2021 |
| 2021 | 104 | FV | 494,100 | 5100 | 6,955. | 565,800 | 1,065,000 | | Year End Roll | 12/10/2020 |
| 2020 | 104 | FV | 494,400 | 5100 | 6,955. | 565,800 | 1,065,300 | 1,065,300 | Year End Roll | 12/18/2019 |
| 2019 | 104 | FV | 400,600 | 5400 | 6,955. | 597,200 | 1,003,200 | 1,003,200 | Year End Roll | 1/3/2019 |
| 2018 | 104 | FV | 400,600 | 5400 | 6,955. | 440,100 | 846,100 | 846,100 | Year End Roll | 12/20/2017 |
| 2017 | 104 | FV | 376,000 | 5400 | 6,955. | 421,200 | 802,600 | 802,600 | Year End Roll | 1/3/2017 |
| 2016 | 104 | FV | 376,000 | 5400 | 6,955. | 389,800 | 771,200 | 771,200 | Year End | 1/4/2016 |
| 2015 | 104 | FV | 335,500 | 5600 | 6,955. | 326,900 | 668,000 | 668,000 | Year End Roll | 12/11/2014 |

## SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 9789

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| PAPA JAMES M, | 61429-533 | | 3/20/2013 | Convenience | 1 | No | No | | Ida Papa dod 4/23/2007 |
| | 19628-115 | | 2/1/1989 | | 1 | No | No | | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 8/22/2019 | 1277 | New Wind | 9,405 | C | | | | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 6/7/2019 | Meas/Inspect | DGM | D Mann |
| 5/19/2018 | MEAS&NOTICE | HS | Hanne S |
| 11/8/2008 | Meas/Inspect | 189 | PATRIOT |
| 11/1/1999 | Meas/Inspect | 266 | PATRIOT |
| 7/27/1992 | | JK | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 104 | Two Family | | 6955 | | Sq. Ft. | Site | | 0 | 90. | 0.90 | 10 | | | | | | | | | 565,784 | | | | | | 565,800 | |

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Total AC/HA: | 0.15966 | Total SF/SM: | 6955 | Parcel LUC: | 104 | Two Family | Prime NB Desc | ARLINGTON | Total: | 565,784 | Spl Credit | | Total: | 565,800 |

## User Acct

81388

## GIS Ref

## GIS Ref

## Insp Date

06/07/19

!9789!

## PRINT

| Date | Time |
|---|---|
| 12/30/21 | 09:37:05 |

## LAST REV

| Date | Time |
|---|---|
| 02/25/20 | 11:49:28 |

danam

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 81388 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 13 - Multi-Garden | | |
| Sty Ht: | 2A - 2 Sty +Attic | | |
| (Liv) Units: | 2 | Total: | 2 |
| Foundation: | 2 - Conc. Block | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 4 - Vinyl | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | GREEN | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C+ - Average (+) | | |
| Year Blt: | 1926 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 4 - Carpet | | |
| Sec Floors: | 3 - Hardwood | 50 | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 5 - Steam | | |
| # Heat Sys: | 2 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 2 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | 1 | Rating: | Average |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 2 | Rating: | Fair |
| A Kits: | | Rating: | |
| Frpl: | 2 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AV - Average | 31. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 31 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 180.00 |
| Size Adj.: | 1.07822180 |
| Const Adj.: | 0.97515047 |
| Adj $ / SQ: | 189.257 |
| Other Features: | 109500 |
| Grade Factor: | 1.10 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 750344 |
| Depreciation: | 232607 |
| Depreciated Total: | 517737 |

## COMMENTS

SINK IN BSMT.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units | 2 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 10 | BRs: | 4 | Baths: | 2 | HB | |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

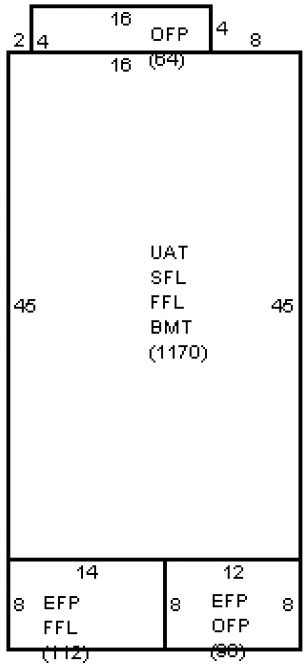
| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 2 | 5 | 2 | |
| Totals | | | |
| 2 | 10 | 4 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | | Before Depr: | 208.18 |
| Special Features: | 0 | Val/Su Net: | 120.87 |
| Final Total: | 517700 | Val/Su SzAd | 211.13 |

## SKETCH




9

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 1,282 | 189.260 | 242,628 |
| BMT | Basement | 1,170 | 60.470 | 70,747 |
| SFL | Second Floor | 1,170 | 189.260 | 221,431 |
| UAT | Upper Attic | 293 | 87.060 | 25,465 |
| EFP | Enclos Porch | 208 | 39.310 | 8,177 |
| OFP | Open Porch | 160 | 26.150 | 4,183 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 4,283 | | | Total: | 572,631 |
| Size Ad | 2452 | Gross Area | 5160 | FinArea | 2628 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | RRM | 10 | C | |
| UAT | 100 | FLA | 20 | C | |

## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

126.0-0007-0005.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | Garage | D | Y | 1 | 20X18 | A | AV | 1975 | 21.94 | T | 35.2 | 104 | | | 5,100 | | | 5,100 |

| More: | N | Total Yard Items: | 5,100 | Total Special Featues: | | Total: | 5,100 |
|---|---|---|---|---|---|---|---|

## IMAGE

AssessPro Patriot Properties, Inc